

FOR SALE

320+/- ACRES CROPLAND

GOVE COUNTY, KANSAS

LOCATION: From the intersection of I-70 exit 107 and Castle Rock Road at Quinter, Kansas, go 4 miles South to County Road V, then 1 mile West to the SE corner of the property. **SIGNS WILL BE POSTED!!**

MINERAL RIGHTS: Seller will retain 1/2 of the mineral rights for a term of 10 years or for as long as production, if any, exists. Said reservation will be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: Seller will retain the landlord's share of the 2012 growing milo and corn crops.

FSA INFORMATION:	Cropland acres -	315.4
	Base Acres	DCP Yld
Wheat	182.7	35
Grain Sorghum	32.7	48
Barley	32.3	38

Seller will retain the landlord's share of all FSA payments associated with the 2012 crop year.

POSSESSION: Possession will be after the 2012 fall harvest.

REAL ESTATE TAXES: Seller will pay taxes for 2012 and prior years.
(2011 taxes = \$785.00)

PRICE: \$848,000

LEGAL DESCRIPTION:
S/2 OF 13-12-27



For a virtual tour visit
www.farmandranchrealty.com



SOIL LEGEND TYPES:

Ha - Harney silt loam - 0 to 1% slopes
Hb - Harney silt loam - 1 to 3% slopes
Pe - Penden clay loam - 3 to 7% slopes
Kp - Kim-Penden clay loams - 6 to 15% slopes

FARM & RANCH REALTY, INC.

NEAL MANN, Listing Agent (785-635-2102)

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Toll Free 1- 800-247-7863

DONALD L. HAZLETT, BROKER

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